



Proposed Residential Development Land To the West Of Mount Owen Road, Bampton

Frequently Asked Questions – Pre-Application Public Consultation

1. What is the purpose of this consultation?

Hourigan Planning (Chartered Town Planners) is preparing an outline planning application on behalf of Anwyll Land Limited for a proposed residential development on land located to the west of Mount Owen Road in Bampton, Oxfordshire (hereafter referred to as the site).

We have been instructed to notify neighbouring homes, businesses, the Primary School and other interested parties such as Ward Councillors, Bampton Parish Council and the Oxfordshire County Councillor that a planning application is currently being prepared. We are seeking feedback from the local community on the draft proposals.

Feedback received from this current consultation will inform the preparation of the scheme before it is finalised and an outline planning application is submitted to West Oxfordshire District Council.

Anwyll Land Limited has previously sought to obtain outline planning permission for residential development on the site, but that application was withdrawn in September 2018. Since that time the planning policy position has changed and the Government has been very clear in its objective to deliver more homes in the UK.

2. When will you be submitting the planning application?

We plan to submit the planning application to the Council in Spring 2026 following the closure of the consultation period and once we have had a chance to properly consider all comments received.

3. What is the proposed scheme?

We are proposing to submit an outline planning application.

The emerging proposals currently include the construction of up to 190 new homes as indicated on the Illustrative Development Framework Plan and Landscape Strategy Plan. This shows at a high level how the site *might* be developed, but the design is evolving at this early stage and will be informed by any comments received during the period of public consultation.

The illustrative material has been informed by the technical work undertaken to date by the Applicants and their technical consultancy team. At this formative stage, the material shows the following key elements:

- Up to 190 new dwellings, including 40% affordable homes (up to 76 dwellings).
- Significant areas of public open space complemented by substantial new landscape planting. The draft proposals include the provision of two equipped play areas as well as trim trail stations and potential areas for new allotment spaces and a community growing space subject to the feedback of the community.

- Potential for amenity grassland to be transferred to Bampton C of E School subject to feedback from the school and the Oxford Diocesan School Trust.
- A proposed network of new footpaths throughout the site to link into existing pedestrian infrastructure in the area.
- Development blocks will be outwardly facing where appropriate and connected by a network of primary streets, lanes and shared drives which create interesting street scenes and ensures passive surveillance of open spaces.
- The areas of open space will be supplemented with new landscaping and planting, consequently the scheme will achieve at least 10% Biodiversity Net Gain (BNG) in line with the provisions of the Environment Act.
- In terms of surface water management, the existing topography allows for the creation of substantial Sustainable urban Drainage Systems (SuDS) which will attenuate surface water run-off from the development to appropriate rates (as will be agreed with statutory consultees). The proposed surface water drainage solution will ensure that the development does not increase the risk of flooding elsewhere (accounting for climate change).

Density & Housing Mix

The site measures an area of approximately 15 hectares and of that total area, approximately 40% would form the developable area where the new homes would be built and the remaining 60% of the land would be open space, landscaping, habitat improvements and surface water management. On that basis the development could deliver a housing density of around 30 dwellings per hectare which reflects a similar density in other edge of settlement housing developments in Bampton.

It is envisaged that the development would comprise primarily of two storey homes in a mix of house sizes and number of bedrooms ranging from 1 to 5 beds. In line with Policy H4 of the West Oxfordshire Local Plan 2031 (2018) at least 25% of the total number of homes would be accessible and adaptable homes (Building Regulation M4(2)) and at least 5% would be constructed to wheelchair adaptable standards (Building Regulation M4(3)).

Affordable Homes

Policy H3 of the Local Plan requires that all residential development on sites of over 11 dwellings in Bampton provide up to 40% of the residential units as affordable housing, and this is exactly what the proposals include. If a scheme of up to 190 new homes was approved on the site, this would result in up to 76 new truly affordable homes. The size and tenures will be discussed and agreed with the Council during the course of the planning application process.

Access

It is proposed that vehicular access to the site would be formed by improvements to the existing agricultural access into the site off Mount Owen Road. The key access arrangements proposed are as follows:

- Vehicular access from Mount Owen Road.
- Mount Owen Road would be widened in parts to 5 m where Mount Owen Road meets New Road to the south.
- Pedestrian and cycling access would be provided via Shergold Road.
- A secondary emergency access would also be provided via Shergold Road **to be used by emergency vehicles only** with bollards in place to prevent general vehicle access.
- Retention of the new footpath connection to Bampton CofE Primary School.
- No connections to Station Road.

It is also the intention that the existing 20 mph speed limit would be extended further north on Mount Owen Road so that the area subject to the speed limit is increased and therefore includes the new access into the new development. The Applicant would make a financial contribution to the Council to facilitate the change in speed limit.

The draft access proposals have been discussed with the Local Highways Authority (Oxfordshire County Council) and their feedback has informed the current layout.

A Transport Assessment and Framework Travel Plan will be submitted with the full planning application, which will set out the proposed access arrangements and demonstrate how the development will adopt sustainable travel principles.

Trees, Woodland, Hedgerows & Biodiversity

As noted above, a large part of the site will remain undeveloped - around 60% of the total area - and given over to areas of public open space, landscaping, planting, habitat improvements as well as surface water management.

The site currently comprises a large agricultural field where all the existing trees and hedgerows are around the perimeter. The intention is to retain these trees and hedgerows where possible and these would be enhanced with significant areas of new planting in the form of new trees, hedgerows, shrubs, wildflowers and amenity grass.

Overall, the proposals would seek to deliver at least 10% net gain for biodiversity (otherwise known as 'BNG'), and this will be illustrated in documentation submitted with the full planning application.

Informal Open Space and Play Areas

Informal open spaces and new planting are proposed to be provided throughout the site. Attractive footpaths are proposed to link these areas of open space to provide people with the opportunity to exercise amongst nature and to link into the other pedestrian footpaths in the adjoining residential areas.

Two equipped play areas are proposed set within landscape and planted areas where it would be accessible for children living in the new homes, and well as other children in the wider locality.

School Playing Fields

We are also consulting on whether there is a need to extend the existing school playing fields as land could be made available within the site to assist.

Allotments/Growing Space

We are also consulting on whether local people would welcome further growing space within the development either as a stand alone community growing facility or a potential extension to the existing allotments.

4. How have you come up with the scheme?

The illustrative material shows how the site could be developed in line with the following principles:

- A landscape-led approach which seeks to retain and protect trees and hedgerows where possible and introduce significant new planting.
- Providing for effective transition from the built environment to the countryside through significant new areas of planting and landscaping throughout the site and on its periphery. The proposals provide an opportunity to form a well-designed new settlement edge for Bampton.
- Ensuring that the development would respect the topography and the landscape character of the northern part of Bampton.
- Measures to attenuate surface water run-off from the development will be deployed - these measures will be fully detailed in a Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme. The proposal will follow best practice in the Sustainable Urban Drainage Systems (SuDS) hierarchy but as per the Illustrative Development Framework Plan, the proposals will aim to utilise swales and attenuation features which also have dual biodiversity benefits.

5. Why are you proposing this development?

The existence of “the most acute housing crisis in living memory”¹ in the UK is the catalyst for the Government’s reforms to the planning system, including the revised National Planning Policy Framework (the Framework), last updated on 7 February 2025. The crisis affects all parts of the country and means that home ownership is not possible for many, rents are increased due to a shortage and there are people without access to a safe and secure home. The response to the housing crisis translates into policy with the Framework’s requirement to “significantly boost”² the supply of homes and ensure that the “needs of groups with specific housing requirements are addressed”. These are long-standing pillars of national planning policy, first introduced in the Framework 2012 as part of the then Coalition Government’s efforts to address a housing crisis which has only become more acute in the intervening 14 years.

¹ Building the homes we need, Written Ministerial Statement made on 30 July 2024 (Angela Rayner MP, Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government).

² The Framework, Paragraph 61.

Further, the new Housing Secretary, Steve Reed³, issued a “call to arms” to key developers and housebuilders as part of the next phase of getting “Britain building faster” to “break down the barriers to development and build the 1.5 million homes this country needs as part of our Plan for Change”. The Housing Secretary is expected to make further announcements to speed up housebuilding across the country before the end of the year.

Officers of West Oxfordshire District Council have recently acknowledged that there is a deficient housing supply, and so there is a demonstrable unmet need for open market and affordable housing in this area.

The site in question lies adjacent to the built-up area, it has access to a range of shops, schools, and services to meet day-to-day needs and is in a demonstrably sustainable location for future development. Bampton has also been identified as a potential area for further growth as part of the Council's emerging Local Plan.

6. What are the economic benefits of the proposals?

The construction of the proposed development would contribute to generating full-time equivalent (FTE) jobs within the construction industry over the build period, which would be a benefit to the economy of the local area.

Moreover, the proposals would also generate additional expenditure within the local economy, supporting local shops, services and businesses in Bampton village and further afield. This level of expenditure would in turn support jobs in the local areas as well as potentially creating additional public sector jobs (e.g. teachers, doctors etc.) as a direct consequence of the proposals and additional residents.

The development will deliver 40% affordable housing, helping to address affordable housing needs in the administrative area by providing opportunities for lower income households to own their own home or to secure affordable accommodation.

New residents occupying the development would also generate demand for health, education and other services off the site (e.g. schools, hospitals, public administration), thus supporting further public sector employment. Where necessary financial contributions will be paid to mitigate the impact on social infrastructure.

West Oxfordshire District Council adopted a Community Infrastructure Levy (known as 'CIL') in October 2025 meaning that any new homes granted planning permission from 31 January 2026 are subject to a charge according to their floor area. The money generated from CIL will be used alongside Section 106 Agreement planning obligations to contribute to funding infrastructure to support growth in West Oxfordshire.

7. What are the social benefits of the proposals?

There is no doubt that the proposals would make a meaningful contribution to meeting housing need within the local area both in terms of both open market and affordable homes.

Indeed, increasing the overall supply of housing improves affordability by redressing supply/demand issues and reduces prices overall thereby allowing more people access to the housing market and enhanced social mobility, which is a positive social benefit.

The proposals could also result in the creation of a high-quality living environment comprising a mix of dwellings and would support any future community's health, social and cultural well-being. It would also facilitate the creation of jobs within the local labour pool, both during construction and the operational phase.

³ [Housing Secretary issues 'call to arms' to 'build, baby, build' - GOV.UK](https://www.gov.uk/government/news/housing-secretary-issues-call-to-arms-to-build-baby-build)

The proposals could also enhance provision for walking and cycling, including to the primary school, and encourage the use of alternative modes of transport to the private vehicles through active Travel Plan measures. For these reasons it is considered that the proposals would also be socially sustainable.

Moreover, the proposals include generous amounts of public open space and play space on land that is currently in private ownership and should not be accessed by the public. The illustrative material demonstrates how the site could provide a publicly available network of recreational footpaths, which would be a significant benefit to the health and wellbeing of people in the area. These social benefits would not materialise without the development proposed.

8. What are the environmental benefits of the scheme?

The proposed development presents an opportunity to improve and enhance the biodiversity credentials of the subject site through proper management of existing trees and hedges, supplementary landscaping with additional planting of trees and carefully designed areas of open space. The proposals will also deliver at least a 10% net gain for biodiversity.

The outline planning application will be accompanied by a Tree Survey and Arboricultural Impact Assessment as well as Ecology Survey reports and a Biodiversity Net Gain Assessment and a Habitats Management and Maintenance Plan.

The applicant is committed to ensuring that any future residential development adopts a fabric first approach and utilises renewable sources of energy. Future homes could utilise air source heat pumps and solar panels, as well as other energy efficiency measures deemed appropriate, thereby allowing the proposals to exceed the requirements of existing Building Regulations. Each home would also be built with its own Electric Vehicle Charging Point (EVC) in line with Building Regulations standards, as well as the inclusion of secure cycle parking.

9. What about impacts on local infrastructure?

The provision of adequate leisure, community and cultural infrastructure is essential to the creation of sustainable communities. These facilities help to create social cohesion and encourage people to feel a sense of pride and belonging in their local areas. The settlement centre and local facilities (convenience store, public houses, cafes, village hall, medical centre and library) are all located to the south west of the site and can be accessed on foot or by cycle via Shergold Road - New Road – Broad Street. The provision of new dwellings can create an increase in demand for these facilities, and it is important to ensure that suitable provision is made for this growth in the community and the increased demand that will be placed on local community facilities.

Policy OS5 of the Council's Local Plan confirms that new development will be required to deliver or contribute towards the timely provision of essential supporting infrastructure either directly as part of the development, or through an appropriate financial contribution. The Policy further notes that on larger development sites, phasing of development will be required and later phases may be contingent on essential infrastructure being in place. This can be in the form of financial contributions to services like education, primary care, bus services, and it can also be in the form of physical improvements, such as highways improvements.

When a planning application is submitted, the Council will seek responses from statutory bodies who will set out what site-specific mitigation might be required and why. Where such requests meet the CIL⁴ Regulations, site-specific mitigation may be the subject of a Section 106 Agreement. With this in mind, the community can therefore rest assured that this development will mitigate any impact it has on local infrastructure.

⁴Community Infrastructure Levy.

10. What about disruption to local people whilst the scheme is built?

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to minimise (and potentially avoid) disturbance to local residents.

11. How can I get involved?

All of the consultation material can be found online at our website:

www.houriganplanning.com/consultations

There are a number of ways to comment on the draft proposals:

By email: hello@houriganplanning.com using "Bampton" as the email subject line.

By Post: Bampton Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

Consultation Period Closes: **Midnight on Sunday 22 March 2026**

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.